

ZB# 87-52

Michael Lucas

20-2-52

Prelim
Aug 10, 1987,
2nd Prelim
Sept. 14, 1987

Public Hearing
Nov. 9, 1987.

Notice to Sentinel
on 10/6/87.

Area variance
granted on
11/9/87.

87-52 - Lucas, Michael

General Receipt

9415

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Nov. 13 19 87

Received of

Arlene Lucas

\$ 50⁰⁰/₁₀₀

Fifty and 00/100

DOLLARS

For

3 BA application Fee 87-52

DISTRIBUTION

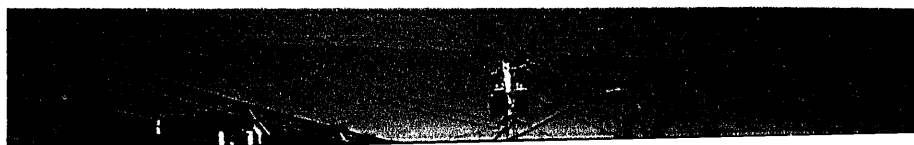
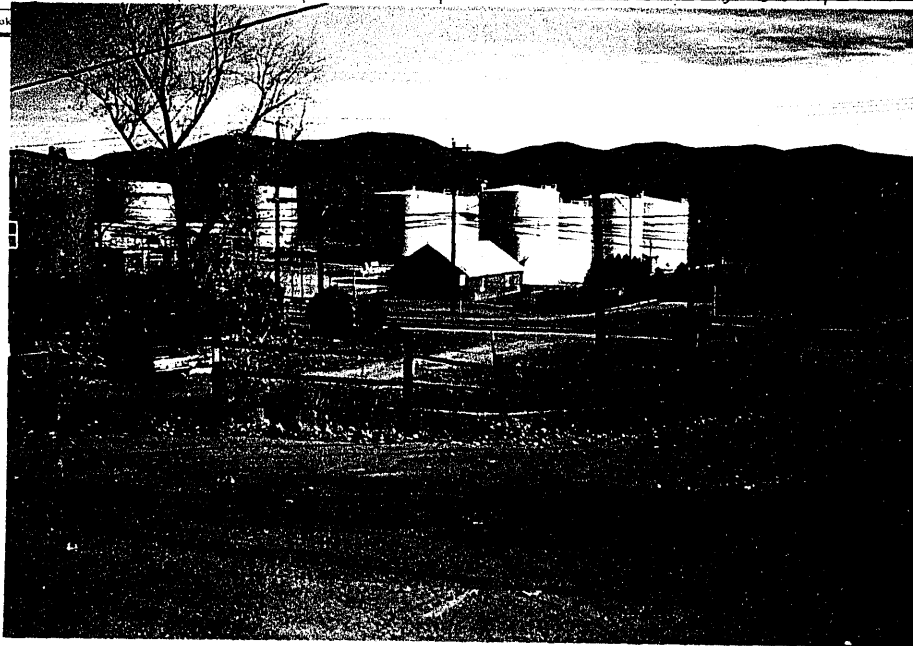
| FUND | CODE | AMOUNT |
|-------------|------|----------|
| Check # 488 | | \$ 50.00 |
| | | |
| | | |

By

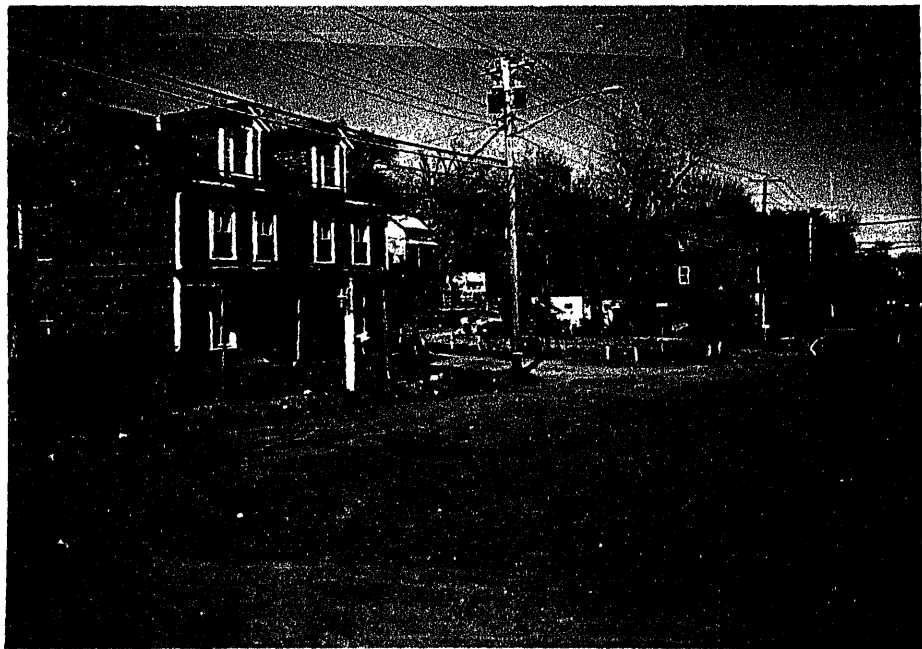
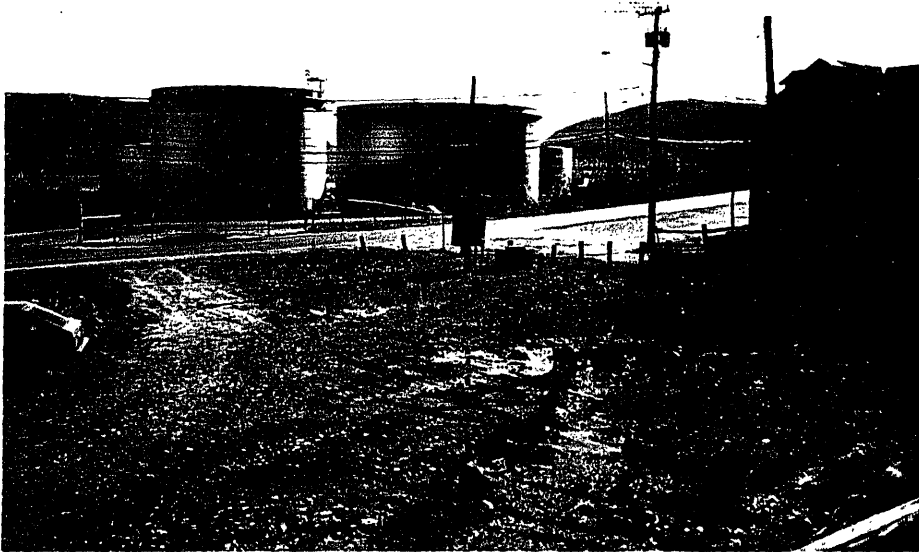
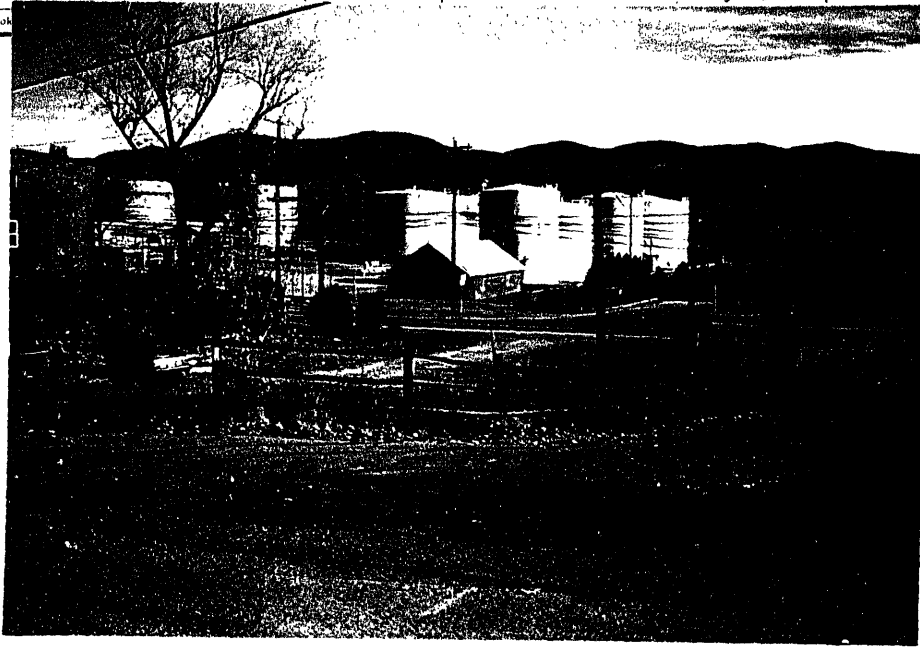
Pauline J. Townsend
EC

Town Clerk

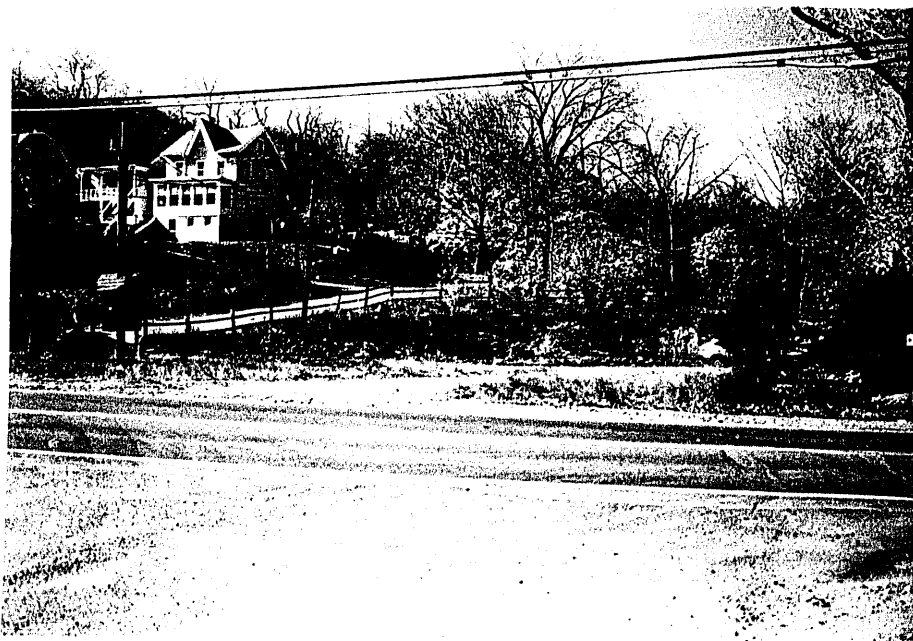
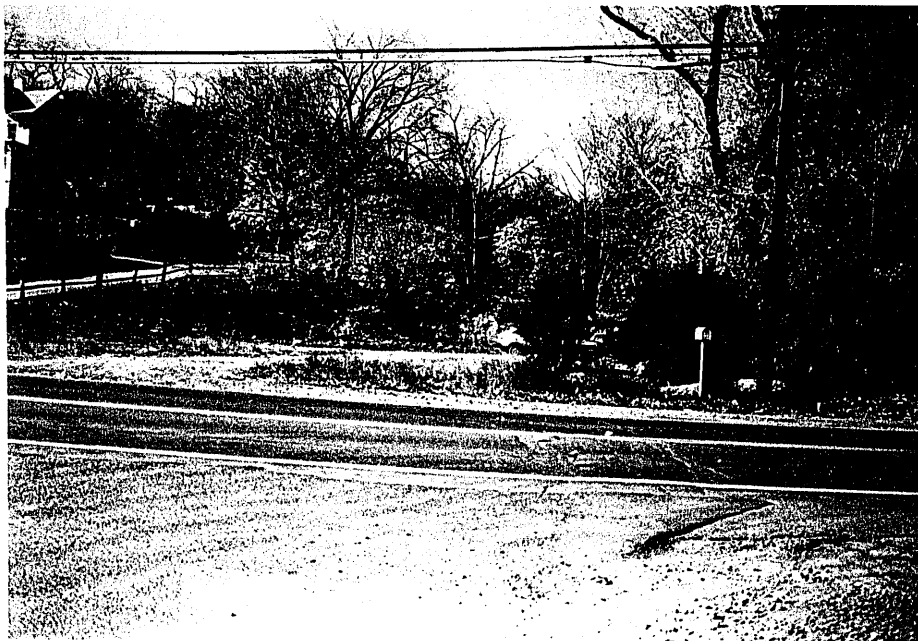
Williamson Law Book

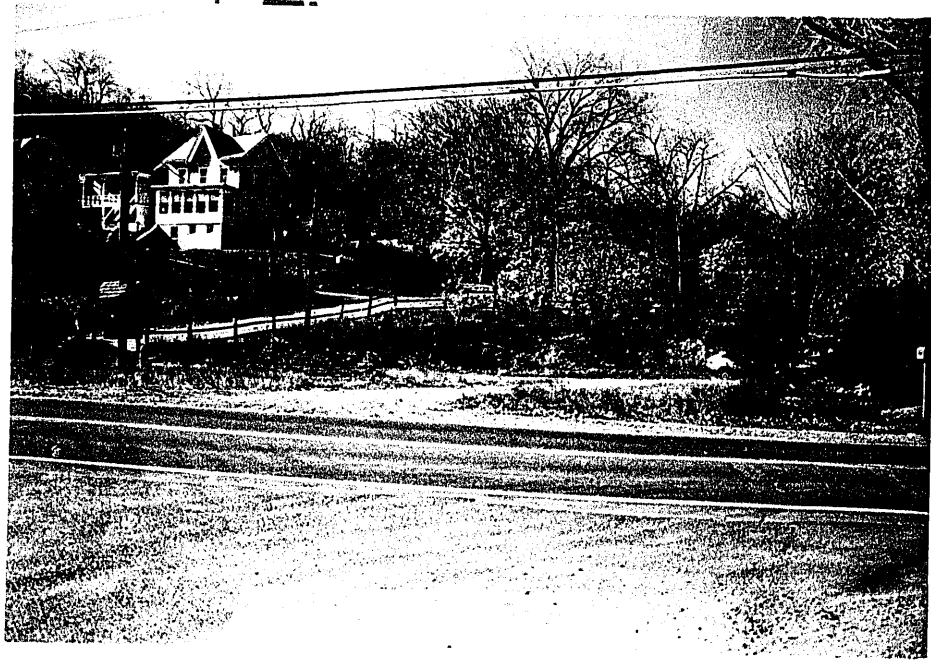
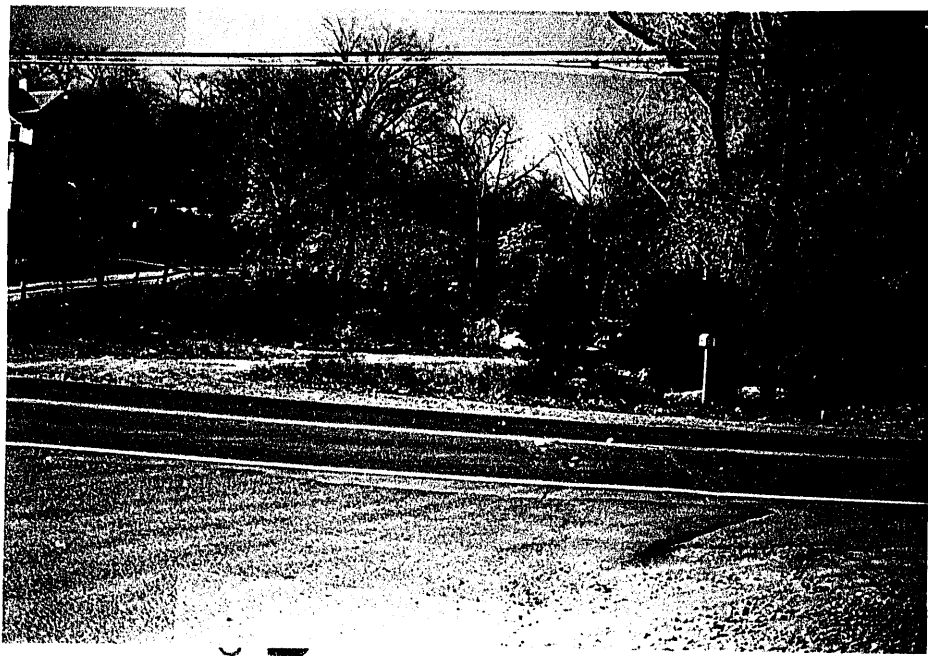


| | |
|---------------------|---------------|
| Case # 488-10 | County of ... |
| Williamson Law Book | Town Clerk |



Total lot
area 7.135 - 7
(17.135)
167 x 99.





Michael

NEW WINDSOR ZONING BOARD OF APPEALS

-----x

In the Matter of the Application of

DECISION GRANTING
AREA VARIANCE

ARLENE AND MICHAEL LUCAS

#87-52.

-----x

WHEREAS, MICHAEL & ARLENE LUCAS, 103 Cedar Avenue, New Windsor, New York, 12550, has made application before the Zoning Board of Appeals for several area variances of the Regulations of Section 48-12 - Table of Use/Bulk Regulation to construct a two-story building on River Road in a PI zone, including woodworking shop, office, storage and caretaker's apartment on second floor; and

WHEREAS, a public hearing was held on the 9th day of November, 1987 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicants appeared with their attorney, Andrew S. Krieger, Esq.; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking to construct a two-story building in a PI zone with insufficient lot area, lot width, frontyard, sideyard, building height and parking area according to the bulk regulations in a PI zone.

3. The evidence presented by the applicant substantiated the fact that the following area variances would be required: (1) 71,884.2 s.f. lot area; (2) 114.75 lot width; (3) 90 ft. frontyard; (4) 35/83.60 ft. sideyard; (5) 14'7" bldg. height; and (6) 3 parking spaces, all required in order for applicant to comply with the Bulk Regulations for in a PI zone.

4. The evidence shows that the applicant will encounter practical difficulty if the variance requested is not granted because applicant cannot purchase additional land within which to comply with bulk regulations.

5. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

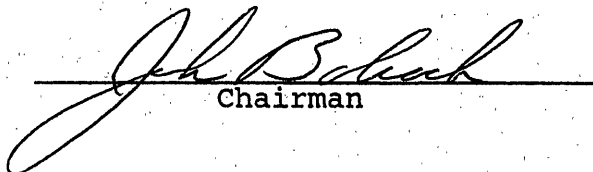
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT area variances as stated above for construction of a two-story woodworking shop with office, storage area and caretaker's apartment in a PI zone in accordance with plans submitted to the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: November 23, 1987.


Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

file

November 12, 1987

Andrew S. Krieger, Esq.
219 Quassaick Avenue
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCES - LUCAS, MICHAEL & ARLENE
#87-52

Dear Mr. Krieger:

This is to confirm that the Zoning Board of Appeals made a decision to GRANT the above request for a variance at the November 9, 1987 meeting.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

Patricia A. Barnhart

PATRICIA A. BARNHART
Secretary

/pab

cc: Town Planning Board
Michael Babcock, B. I.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

October 5, 1987

Mike & Arlene Lucas
103 Cedar Ave.
New Windsor, NY 12550

Re: 20-2-52

Dear Mr. & Mrs. Lucas:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$55.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

Christian E. Jahrling/po

CHRISTIAN E. JAHRLING, IAO
SOLE ASSESSOR

CEJ/po

- ① Ostner, Richard & Christine
RD 2, Box 346 Bethel Rd.
New Windsor, NY 12550
- ② Noble, William K.
RD 2, Box 460B
Wallkill, NY 12589
- ③ Tubbs, William Elwood & Jean
19 Silver Spring Rd.
New Windsor, NY 12550
- ④ Big S Oil Co. Inc
Broadway
Woodridge, NY 12789
- ⑤ Sayles, Philip & Yvette
6 Silver Spring Rd
New Windsor, NY 12550
- ⑥ Whalen, Thomas A.
6 Wood Ave.
Cornwall on Hudson, NY 12520
- ⑦ Klein, William
RD 3, Box 243
Wallkill, NY 12589
- ⑧ Canada Oil Corp.
1 Valley St.
New Windsor, NY 12550
- ⑨ Konkol, Victor & Betty
20 Cullen Ave
New Windsor, NY 12550
- ⑩ McGivney, Elizabeth
18 Cullen Ave.
New Windsor, NY 12550
- ⑪ Bardsley, Joy & Shirley
16 Cullen Ave.
New Windsor, NY 12550
- ⑫ Welsh, Robert P.
14 Cullen Ave.
New Windsor, NY 12550
- ⑬ Beasley, Ronald J. & Anne F.
6 Cullen Ave.
New Windsor, NY 12550
- ⑭ Morse, Alice
12 Union Ave.
New Windsor, NY 12550
- ⑮ Colson, Jon W.
17 Coffey Ave.
New Windsor, NY 12550
- ⑯ Stecuik, Michael & Margaret
15 Cullen Ave., MD 14
New Windsor, NY 12550
- ⑰ Lahey, Stella
11 Coffey Ave.
New Windsor, NY 12550
- ⑱ Guarino, Maureen
7 Coffey Ave.
New Windsor, NY 12550
- ⑲ Benish, Patrick S. & Mildred M.
104 River Rd.
New Windsor, NY 12550
- ⑳ Bowman, William Sr. & Florence J.
18 Coffey Ave.
New Windsor, NY 12550
- ㉑ Levine, Rita &
Rossamando, William
110 River Rd.
New Windsor, NY 12550
- ㉒ Zalesak, John
14 Coffey Ave.
New Windsor, NY 12550
- ㉓ McGrath, Charles & Emma
12 Coffey Ave.
New Windsor, NY 12550
- ㉔ Kissel, Maryanne M.
Box 142
Cragmoor, NY 12420
- ㉕ Snayber, Elizabeth
c/o Mrs. K. Downsbrough
87 River Rd., MD #14
Newburgh, NY 12550
- ㉖ Haskin, Jr., William C.
91 River Rd.
New Windsor, NY 12550

27 Littman Industries, Inc.
65 River Rd.
New Windsor, NY 12550

28 Big S Oil Co., Inc.
Po box 308
Woodridge, NY 12789

29 Canada Oil Corp.
1 Valley St.
Hawthorne, NJ 07506

30 Consolidated Rail Corp.
7 Penn Center Plaza
Philadelphia, PA 19103

31 Derby Refining Company
c/o Belcher Oil of New York
PO Box 818
Hasbrouck Heights, NJ 07604

31

Public Hearing: - Lucas

Spectators: -

RICHARD H. OSTNER - R.R. #2 BX 348 N.W.
BETHLEHEM Rd. N.Y.
Randy L. Benish 104 Penn Rd New Windsor N.Y.
Peter Konrad Sr. 20 CULLEN AVE. N.W. N.Y.
MICHAEL LOFARO 27 A CULLEN AVE, N.W.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Lucas Site Plan
PROJECT LOCATION: River Road and Cullen Street
NW #: 87-31
8 July 1987

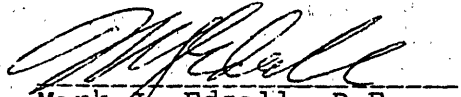
- 1). The Applicant has submitted a Plan for review which proposes a two-story building for the lot on the corner of River Road and Clinton Street (a/k/a Cullen Street).
- 2). The Plan as submitted is extremely inadequate in content since it is impossible to determine what the intended use of the building is. As such, it is impossible to determine if the Plan complies with the bulk tables. The Board should question the intended use.
- 3). The Applicant's Representative should utilize the Site Plan Checklist as included with the Town of New Windsor Application Package to resubmit a complete Plan.
- 4). The Board may wish to question why the Plan includes both Lot 52 and 51 if each are individual parcels and improvements are only proposed to Lot 52.
- 5). The Board should question whether it is intended to have access to Lot 52 from both the southerly proposed entrance off Clinton Street as well as through Lot 51. If it is proposed to have access through Lot 51, a right-of-way should be indicated on the Plan.
- 6). The Plan should clearly distinguish between existing and proposed improvements. The locations of the "wood fence" are not consistent with what actually exists in the field.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Lucas Site Plan
PROJECT LOCATION: River Road and Cullen Street
NW #: 87-31
8 July 1987
Sheet 2

- 7). Subsequent submittals should include a complete table indicating compliance with the bulk zoning ordinance.
- 8). The piping and easements associated with the sewer pump station shown on the Plans should be shown on the Site Plan.
- 9). The Board should note that the size of Lot 52 is such that any use would require either a variance for the lot area, as well as possibly other variances.
- 10). In light of the many items indicated above, the Plan is currently unacceptable for approval from an engineering standpoint.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEnjE

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS BEFORE THE ZBA - 11/09/87

DATE: October 30, 1987

Please be advised that the following public hearing(s) will be heard before the Zoning Board of Appeals on the above date:

MICHAEL LUCAS - USE & AREA VARIANCES

I have attached hereto copies of the pertinent application(s) together with public hearing notice(s) which were published in The Sentinel:

Also be advised that a further hearing will be held in the Matter of the Application of MILLER, et al v. ZBA which was ordered by Supreme Court Justice Peter Patsalos as a result of an Article 78 proceeding taken by Miller.

Patricia A. Barnhart, Secretary
Zoning Board of Appeals

/pab

Attachments

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 52.

Request of Michael D. Lucas

for a VARIANCE of

the regulations of the Zoning Local Law to

permit proposed two (2) story building

located at the corner of River Road and Clinton Ave.
with insufficient lot area, width, front & sideyard,
being a VARIANCE of 25' and bldg. height

Section 48-12-Table of Use/Bulk Regs. Cols. C,D,E,F & I

for property situated as follows:

Being Section 20, Lot 52, Block 2

River Road and Clinton Street, New Windsor, N. Y.

(Also known as Cullen Avenue)

SAID HEARING will take place on the 9th day of
November, 1987, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

JACK BABCOCK
Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

87-52

Date: 10/6/87

I. ☒ Applicant Information:

(a) Michael D. Lucas, 103 Cedar Ave., New Windsor, N.Y. 12550
(Name, address and phone of Applicant) (Owner)

(b) _____
(Name, address and phone of purchaser or lessee)

(c) _____
(Name, address and phone of attorney)

(d) _____
(Name, address and phone of broker)

II. Application type:

☐ Use Variance

☐ Sign Variance

☒ Area Variance

☐ Special Permit

III. ☒ Property Information:

(a) PI Cullen Ave. 20, 2, 52 40,000 Sq. Ft.
(Zone) (Address) (S B L) (Lot size)

(b) What other zones lie within 500 ft.? none

(c) Is a pending sale or lease subject to ZBA approval of this application? no

(d) When was property purchased by present owner? 1984

(e) Has property been subdivided previously? no When? _____

(f) Has property been subject of variance or special permit previously? no When? _____

(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? no

(h) Is there any outside storage at the property now or is any proposed? Describe in detail: none

IV. ~~Use Variance:~~

~~(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____~~

- (b) ~~The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.~~

V. ☒ Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 46-12, Table of ~~Use/Bulk~~ Regs., Col. C, D, E, F and I

| Requirements | Proposed or Available | Variance Request |
|---------------------------------|-----------------------|------------------|
| Min. Lot Area <u>40,000</u> | <u>8,115.8</u> | <u>31,884.2</u> |
| Min. Lot Width <u>150'</u> | <u>85.25</u> | <u>64.75</u> |
| Reqd. Front Yd. <u>50'</u> | <u>20'</u> | <u>30'</u> |
| Reqd. Side Yd. <u>15' / 40'</u> | <u>15' / 26'4"</u> | <u>13' / 6"</u> |
| Reqd. Rear Yd. _____ | _____ | _____ |
| Reqd. Street Frontage* _____ | _____ | _____ |
| Max. Bldg. Hgt. <u>7'5"</u> | <u>22</u> | <u>14'7"</u> |
| Min. Floor Area* _____ | _____ | _____ |
| Dev. Coverage* _____ % | _____ % | _____ % |
| Floor Area Ratio** _____ | _____ | _____ |

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

The building size is more than the required which makes a variance necessary.

VI. ~~Sign Variance:~~

- (a) ~~Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.~~

| | Requirements | Proposed or Available | Variance Request |
|--------|--------------|-----------------------|------------------|
| Sign 1 | _____ | _____ | _____ |
| Sign 2 | _____ | _____ | _____ |
| Sign 3 | _____ | _____ | _____ |
| Sign 4 | _____ | _____ | _____ |
| Sign 5 | _____ | _____ | _____ |
| Total | _____ sq.ft. | _____ sq.ft. | _____ sq.ft. |

- (b) ~~Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.~~

~~_____

_____~~

- (c) ~~What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?~~

~~_____
_____~~

VII. Special Permit:

- (a) ~~Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.~~
- (b) ~~Describe in detail the use and structures proposed for the special permit.~~

~~_____

_____~~

VIII. ✓ Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Refer to plot plan submitted

IX. ✓ Attachments required:

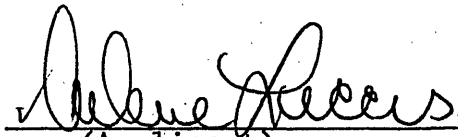
- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ N/A Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ N/A Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$50.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date October 6, 1987

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

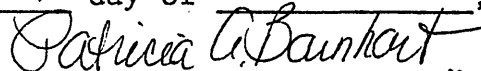
The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.


(Applicant)

FOR MICHAEL D. LUCAS

Sworn to before me this

6th day of October, 1987.



PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1987

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
- Special Permit is _____
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

THOMAS A. WHALEN
GENERAL CONTRACTOR

HOME
561-8471

14 WALNUT STREET, NEW WINDSOR, NEW YORK 12550

BUSINESS
561-0147

Date 11/9/87

To Whom It May Concern,

Please let it be known
that Thomas and Patricia Whalen approve
of Michael Lucas's garage. It will improve
the area and value of homes on Silver Springs Rd.
We have no objections.

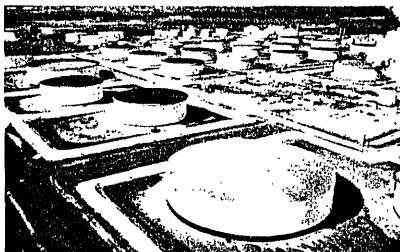
Sincerely,
Thomas and Patricia Whalen

"GO
DUTCH"



"IT'S SMART
TO BE THRIFTY"
REG. T. M.

GAS PUMPERS OF AMERICA CORPORATION
MOTORGAS OIL & REFINING CORP.
VIRGINIA REFINERY CORP.
U-SAVE PETROLEUM CORP.
UNITED STATES OIL CORP.
CANADA OIL CO.
VICTORY AIRCRAFT CORP.
PEET BLOKKER, INC.
JAN DE WITT, INC.
PEET HIEN, INC.
SHOTCO, INC.
JAN STEEN, INC.



SHOTMEYER OIL CORP.
NUMBER ONE VALLEY STREET
CORNER BRAEN AVENUE & VALLEY STREET
HAWTHORNE, N. J. 07506

201 - 427-8200
201 - 423-1000

October 22, 1987

Michael D. Lucas
103 Cedar Avenue
New Windsor, N.Y. 12550

Dear Mr. Lucas:

Please be advised that your application to the Zoning Board of Appeals was received today and we have absolutely no objection. If we can be of any help to you in any way, please do not hesitate to contact us. If you have any plans or sketches of your new building, please send them to us.

Very truly yours,

Myron T. Holman
Myron T. Holman

Revised:
8/11/87.

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

File No. 87-6

Date August 11, 1987 ✓

To: Mr. Michael Lucas
103 Cedar Avenue
New Windsor, N. Y. 12550

PLEASE TAKE NOTICE that your application dated _____
for (Subdivision - Site Plan) Proposed two story building
located at corner of River Road and Clinton Street AKA Cullen St.
First Floor Office/Second floor Apartment and Storage. P.I. Zone
is returned herewith and disapproved for the following reasons.

BULK TABLE A-1

P.I. zone

Henry Scheible
Planning Board Chairman

| <u>Requirements</u> | <u>Proposed or Available</u> | <u>Variance Request</u> |
|-------------------------------|------------------------------|-------------------------|
| Min. Lot Area <u>80,000</u> | <u>8,115.8</u> | <u>71,884.2</u> |
| Min. Lot Width <u>200'</u> | <u>85.25</u> | <u>114.75</u> |
| Req'd Front Yd. <u>100'</u> | <u>20'</u> | <u>80</u> |
| Req'd. Side Yd. <u>50/110</u> | <u>15'/26'4"</u> | <u>35/83.60</u> |
| Req'd. Rear Yd. _____ | _____ | _____ |
| Req'd. Street Frontage* _____ | _____ | _____ |
| Max. Bldg. Hgt. <u>7'5"</u> | <u>22</u> | <u>14'7"</u> |

1

Date August 11, 1987 ✓

To: Mr. Michael Lucas

103 Cedar Avenue

New Windsor, N. Y. 12550

PLEASE TAKE NOTICE that your application dated _____
for (Subdivision - Site Plan) Proposed two story building
located at corner of River Road and Clinton Street AKA Cullen St.
First Floor Office/Second floor Apartment and Storage, P.T. Zone
is returned herewith and disapproved for the following reasons.

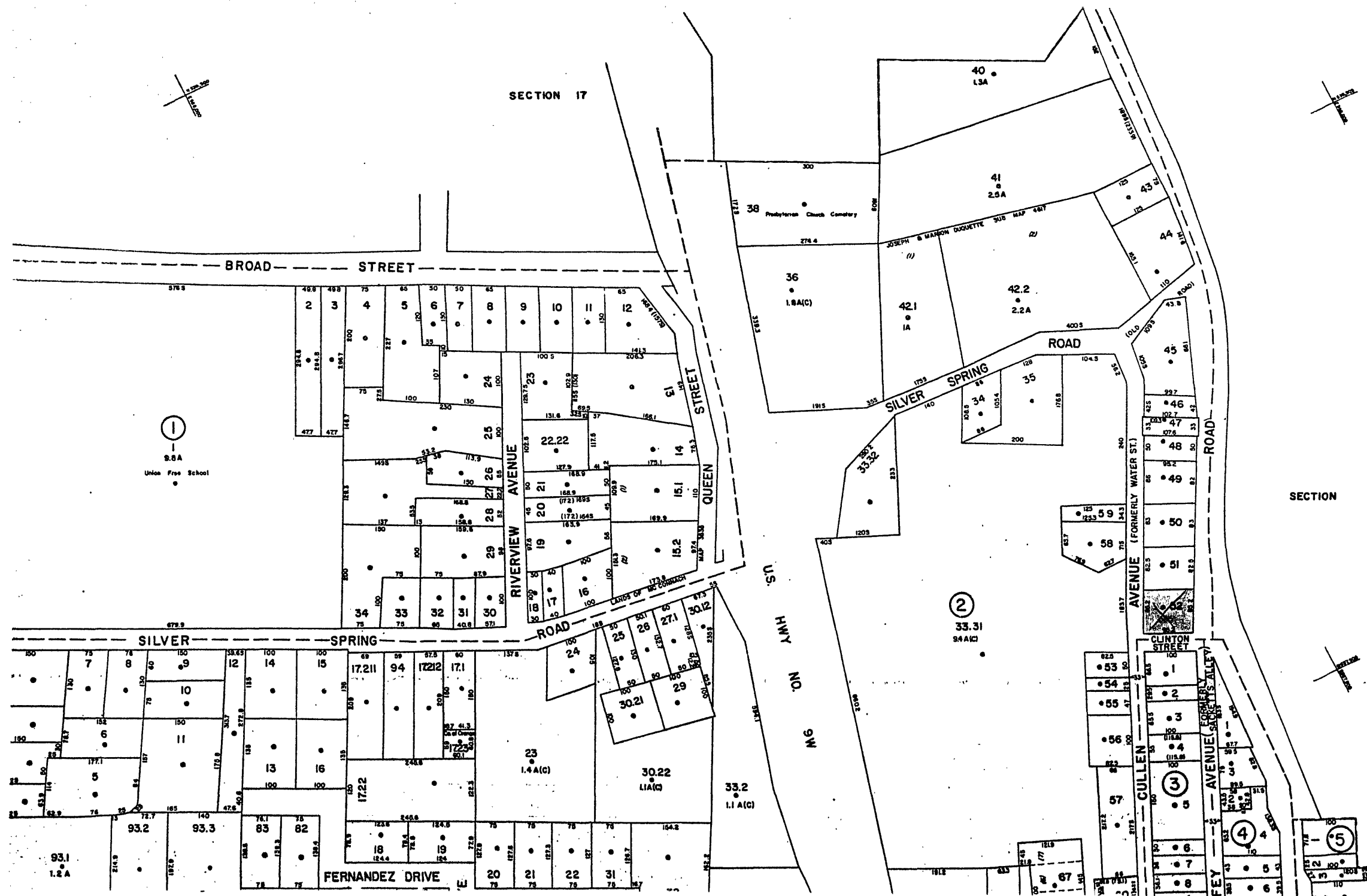
BULK TABLE A-1

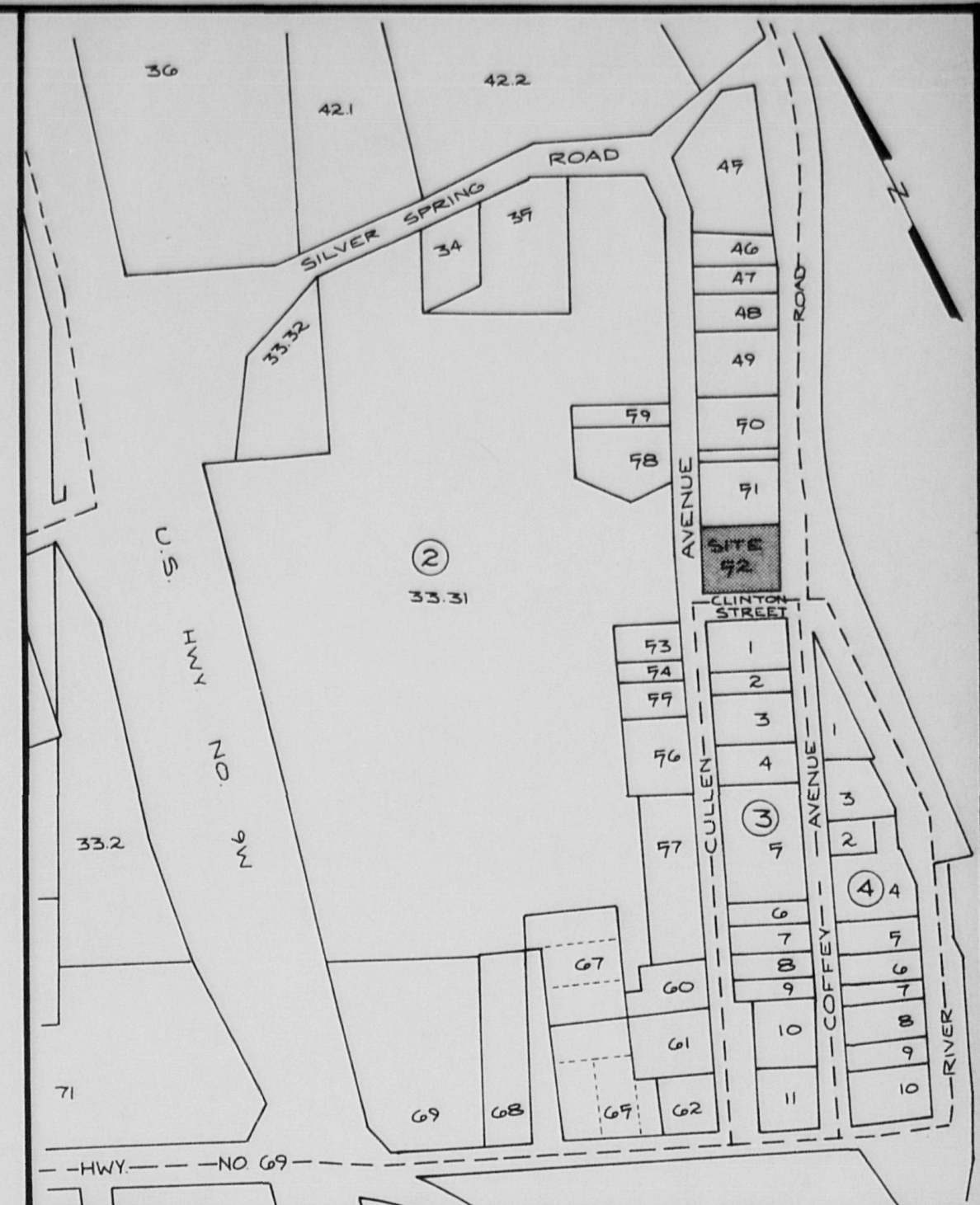
P.I. zone

Henry Scheible

Planning Board Chairman

| <u>Requirements</u> | <u>Proposed or Available</u> | <u>Variance Request</u> |
|---|------------------------------|-------------------------|
| Min. Lot Area <u>80,000</u> | <u>8,115.8</u> | <u>71,884.2</u> |
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| Req'd Front Yd. <u>100'</u> | <u>20'</u> | <u>80</u> |
| Req'd. Side Yd. <u>50/110</u> | <u>15'/26'4"</u> | <u>35/83.60</u> |
| Req'd. Rear Yd. _____ | _____ | _____ |
| Req'd. Street Frontage* _____ | _____ | _____ |
| Max. Bldg. Hgt. <u>7'5"</u> | <u>22</u> | <u>14'7"</u> |
| Min. Floor Area _____* | _____ | _____ |
| Dev. Coverage* _____ % | _____ % | _____ % |
| Floor Area Ratio <u>**</u> | _____ | _____ |
| Min Parking <u>11</u> | <u>8</u> | <u>3</u> |
| * Residential Districts only XXXXXXXXXXXXXXXXXXXXXXX | | |
| ** XXXXXVXVXXVXXVXXVXXV Non-Residential Districts only | | |





LOCATION MAP SCALE: 1" = 800 FT.

ZONING REGULATIONS

ZONE PI : PLANNED INDUSTRIAL
MINIMUM REQUIREMENTS:

| | | |
|----------------|-------------|--------------|
| LOT AREA | 40,000 S.F. | 8,117.8 S.F. |
| LOT WIDTH | 190 FT. | 89.25 FT. |
| FRONT YARD | 90 FT. | 20 FT. |
| SIDE YARD/BOTH | 15/40 FT. | 15' / 26' 4" |

| | | |
|-----------------|-------|--------|
| MAXIMUM : | | |
| BUILDING HEIGHT | 7' 5" | 22 FT. |

8 PARKING SPACES PROPOSED
11 PARKING SPACES REQUIRED

TAX MAP DESIGNATION
SECTION 20 BLOCK 2 LOT 52

DEED REFERENCE
LIBER 2410 PAGE 243

AREA: 8,119.8 S_q Ft. 0.19 ± AC.
BUILDING COVERAGE: 1144 S.F. / 14.09 %
PAVEMENT COVERAGE: 4770 S.F. / 58.77 %
OPEN SPACE: 2202 S.F. / 27.14 %

NOTE:
ALL STREET SIGNS TO BE NEW YORK
STATE D.O.T. SPEC. OR EQUAL.

RECORD OWNER
MICHAEL & ARLENE LUCAS
103 CEDAR AVENUE
NEW WINDSOR, N.Y. 12550

DANIEL P. YANOSH L.S.
P.O. BOX 320
CIRCLEVILLE, NEW YORK 10919

SITE PLAN

LANDS OF
MICHAEL & ARLENE LUCAS
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

| | | | | |
|-----------------|-----------------------|-----------------------|------------------|---------------------|
| DRAWN BY: MH | CHECKED BY: D.P.Y. | SCALE: 1" = 10 FT. | DATE: 9/16/87 | JOB #: 87-183-00 |
|-----------------|-----------------------|-----------------------|------------------|---------------------|

"Guarantees or Certifications indicated hereon signify that survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said guarantees or certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Guarantees or certifications are not transferable to additional institutions or subsequent owners."

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"Copies from the original of this survey map not marked with an original of the Land Surveyor's red inked seal or his embossed seal shall not be considered to be a valid true copy."

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APPROVAL BOX